



FOR SALE
Ibbett Mosely
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Ibbett Mosely



Greenfield, Edenbridge, TN8 5BY

Offers In The Region Of £397,500 Freehold

**** For sale free of chain ****

Backing onto Edenbridge Primary School grounds and within a short walk of the town centre and station this mid nineteen seventies semi-detached home offers great potential for extension and improvement subject to necessary consents

- Two Double Bedrooms
- Bathroom
- Living Room
- Kitchen
- Gas Central Heating
- Double glazing
- Parking Space
- Garden

**** For Sale Free of Chain ****

This attractive mid nineteen seventies two bedroom semi-detached home backs onto the Edenbridge Primary School grounds and offers the new owner great potential to extend (subject to consents). Located in a cul-de-sac the property is a short walk of the shops and main line station to London. The property has brick and rendered elevations under a tiled roof.

LOCATION

The town centre with its local shops and Waitrose supermarket is a few hundred yards walk as is the Town Station with regular services to London, there is also a second station to the north with a cross country service to London via Redhill and to Tonbridge.

As well as Edenbridge Primary School there are other state and private schools in the surrounding villages and towns. There is a leisure centre with swimming pool and all weather courts and other recreation facilities and golf courses in the surrounding area.

There are many National Trust attractions, country pubs and restaurants in the area. The M25 (J5 & J6) are both about a fifteen minute drive.

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With radiator and cupboard under the stairs.

RECEPTION ROOM

With radiator and sliding double glazed patio door to the garden.

KITCHEN

Fitted with base and wall units, built in appliances including a four ring gas hob, oven and extractor. Inset single drainer one and a half bowl stainless steel sink unit, space for fridge/freezer and plumbing for a washing machine. Baxi gas boiler for heating and hot water, serving hatch, part tiled walls and double glazed window.

FIRST FLOOR

LANDING

With hatch to the loft space.

BEDROOM ONE

With radiator, double glazed window to the back overlooking the school grounds. Freestanding wardrobes to remain.

BEDROOM TWO

With radiator, double glazed window and linen cupboard.

BATHROOM

With enclosed bath with mixer tap and hand spray, w.c. and hand basin, radiator, double glazed window and part tiled walls.

OUTSIDE

PARKING

There is off road parking to the front with double gates leading to the back garden.

GARDEN

Mainly lawn with some plants and shrubs and a garden shed.

COUNCIL TAX

The property is in the Sevenoaks District and is in Council Tax Band "D"

SERVICES

Mains gas, water, electricity and drainage are connected.

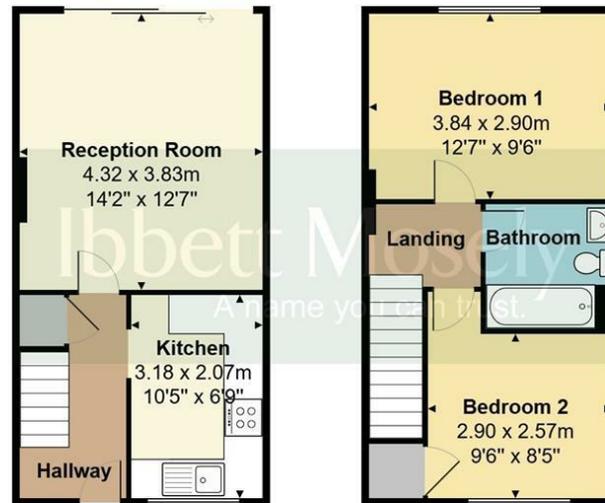
DIRECTIONS

From the High Street turn into Croft Road (Adjoining Boots) which leads to Forge Croft. Greenfield will be on the left.



Greenfield, Edenbridge, TN8

Total Floor Area: 58.1 m² ... 625 ft²



Ground Floor
Total Floor Area 29.0 m² ... 312 ft²

1st Floor
Total Floor Area 29.0 m² ... 312 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

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